



Apartment 3, 8 Park Parade, Harrogate, North Yorkshire, HG1 5AF

£295,000

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An impressive two-bedroom first-floor apartment enjoying an attractive position within walking distance of the town centre and its associated amenities.

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This individual apartment offers spacious and well-planned accommodation, with feature bay windows to the principal rooms having stunning views over the famous Harrogate Stray.





## **FIRST FLOOR ENTRANCE HALL**

With security entry-phone system.

## **LOUNGE**

A superb room with feature bay window overlooking the Stray. Two central heating radiators and electric fire.

## **BREAKFAST KITCHEN**

With extensive range of quality Shaker-style cream wall and base units. Including electric oven & hob, 1½-bowl stainless-steel sink unit, Bosch washer dryer, integrated dishwasher and integrated fridge freezer. With breakfast bar, tiled floor and window to front.



## **BEDROOM 1**

A double bedroom with feature bay window to the front, central heating radiator and fitted wardrobe.

## **BEDROOM 2**

A double bedroom with central heating radiator and window to side, door leading to -

## **LUXURY EN-SUITE SHOWER ROOM**

Fitted with a suite comprising low flush WC, wash hand basin with vanity cupboard below and shower cubicle. With heated towel rail and modern tiling.



## **LUXURY HOUSE BATHROOM**

Three-piece white suite comprising bath with shower over, low-flush WC, and washbasin with vanity cupboard below. With window to side, modern flooring and central heating radiator.

## **AGENT'S NOTE**

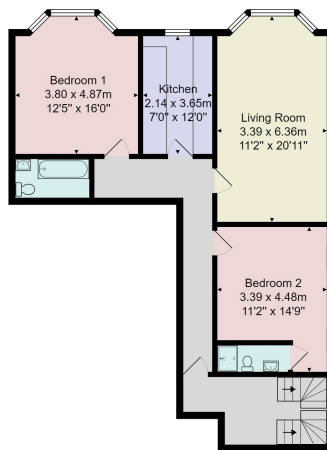
Our clients are in the process of creating a 999-year Lease for the apartment.

**Tenure** - Leasehold

**Council Tax Band** - D

**EPC RATING** - 64





Total Area: 83.4 m<sup>2</sup> ... 898 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (81-91)	Very energy efficient - lower running costs A (81-91)	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-91)	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-91)
B (69-80)	B (69-80)	B (69-80)	B (69-80)
C (55-68)	C (55-68)	C (55-68)	C (55-68)
D (39-54)	D (39-54)	D (39-54)	D (39-54)
E (21-38)	E (21-38)	E (21-38)	E (21-38)
F (13-20)	F (13-20)	F (13-20)	F (13-20)
G (1-12)	G (1-12)	G (13-20)	G (13-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
64	80	76	80
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC